

Exhibit 17:

4896 Opal photos and visual
inspection affidavit filed in NAP
Case No. 22-011926-CH

4896 Opal, April 29, 2022



VISUAL INSPECTION REPORT AND AFFIDAVIT

PROPERTY ADDRESS: 4896 OPAIDATE OF VISUAL INSPECTION: 4-29-22

DISTRICT: _____

YARD/LAWN/CURTLAGE

Required Detroit Code Ordinance §8-15-113(1-4)

Trees/Shrubs/Grass/Weeds

- ☐ Overgrowth >8in.
☐ On Sidewalk
☐ Dead/Broken (shrubs/trees)

Walkway/Driveway/Exterior Lot

- ☐ Failure to maintain yard
☐ Failure to clear snow
☐ Solid Waste/Debris/Garbage present
☐ Abandoned car on property
☐ Flyers/Mail/Newspaper accumulation

STRUCTURE/FOUNDATION/EXTERIOR

Required Detroit Code Ordinance §8-15-113(5-12)

- ☐ Basement/Foundation open to water/animals
☐ Holes/Breaks in board allowing for water/animal entry
☐ Loose/Rotting Board allowing for water/animal entry
☐ Peeling Paint
☐ No Exterior Lighting
☐ Open to Trespass
☐ Not Maintained
☐ Plywood Boards on the Basement Level, First Floor or Second Floor of Structure
☐ Occupied
☒ Vacant

HEALTH/SAFETY/WELFARE

Required Detroit Code Ordinance 290-H §8-17-21(1-10)

- ☐ Any portion of the building/structure is damaged by
☐ fire ☐ wind ☐ flood affecting the stability
☐ Any portion of the building is likely to fall or become detached or dislodged:
☐ Balcony is collapsing
☐ Façade is detaching from structure
☐ Other _____
☐ Any portion on the building is likely to collapse:
☐ Walls are buckling, leaning, tilting
- ☐ Dog in yard
☐ Gate locked
☐ Power on

Comments: Please see attached photos

CAN NOT GET
BACK SHOT GATE HAVE
A LOCK

AFFIDAVIT

I, Herb Alexander, state under oath:

I am an Investigator contracted and retained by the Detroit Land Bank Authority and the City of Detroit, Michigan. I assist the Detroit Land Bank Authority (DLBA) in assessing the physical condition and occupancy, if any, of structures showing signs of deterioration and/or abandonment. The DLBA considers my findings and conclusions in determining whether to initiate nuisance abatement proceedings against such properties. Either I or an agent of the company visually inspected the property at the location and on the date listed above. If called as a witness, I am competent to testify to the contents of this document as a business record.

Affiant Further Sayeth Naught,

Signature: [Signature]

Date

4-29

2022, by

Printed Name

Herb AlexanderState of Michigan
County of WayneThis Affidavit was acknowledged before me on 4-29, 2022, by Herb Alexander Affiant.

SIGNATURE OF NOTARY

PRINTED NAME OF NOTARY

My commission expires: 1/9/2027
Notary Public, State of Michigan
State of Michigan, County of Macomb

LAKELIA S. MCGEE
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF MACOMB
 MY COMMISSION EXPIRES Jan 9, 2027
 ACTING IN COUNTY OF Wayne